SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0953/94 Received:12-OCT-94 Type:FULL

Name: Mr & Mrs J Baker
Potters End Cottage
Lowgate
Gedney
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Change of use to residential and training and resource centre
Location : Potters End Cottage Lowgate Gedney Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 At the expiration of 3 years from the date of this permission, the land shall cease to be used for the purpose permitted and the portakabins shall be removed from the site.

Reason: To ensure that the Local Planning Authority is in a position to review the situation and determine whether, in the interests of protecting the amenities of neighbouring residential properties, a further period of permission can be granted.

2 This permission shall not authorise the use of the dwelling on the site for tuition purposes in connection with the use hereby approved.

Reason: To define the terms of the permission and in the interests of the amenities of neighbouring residential properties.

3 The gravelled area of parking adjacent to the portakabins shall be available at all times during the hours of 9.00 am to 3.00 pm Mondays to Saturdays for the parking of cars of those using the Training and Resource Centre.

Reason: In the interests of highway safety.

4 The hours of operation of the Training and Resource Centre shall be 9.00 am to 3.00 pm Mondays to Saturdays.

Reason: In the interests of residential amenity.

5 During the hours of operation of the Training and Resource Centre the noise level shall not exceed 45 db expressed as one 15 minute LA eq as measured on the boundaries of the site.

Reason: In the interests of residential amenity.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department. Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

6 The hedging on the northern, western and southern boundaries of the site shall not be reduced to a level lower than the highest part of the portakabins.

Reason: In the interests of visual amenity.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
28-DEC-94 H06/0953/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

6th DECEMBER 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H03/0637/93 Mr P Coupland	DJR	AWAIT MINUTES.
3	H23/0880/93 P G & C L Frith	DMG	Non-determined as recommended. Enf Offr to check to ensure change of use has not occured.
4	H14/0796/94 P A Moerman Ltd	PJU	Grant as recommended. Amend condition 3 to take account of objections raised. Check why transparancy not as requested.
7	H03/0794/94 Turners Turkeys	PJU	Grant as recommended on page 10.
11	H16/0870/94 Lincoln Co-Op	DJR	DPBCS Auth subject to section 106 obligation as recommended.
14	H13/0884/94 Mr B Frisby	JB	Deferred for site visit. Check transparancy to ensure both objectors are shown.
16	H18/0895/94 Broadgate Bldrs	JB	DPBCS Auth subject to section 106 obligation as recommended.
19	H09/0902/94 Wrights of Holbeach	JB	Refused as recommended.
21	H09/0903/94 Mr A Rulewski	JB	Deferred for site visit.
23	H02/0912/94 Persimmon Homes	DJR	DPBCS Auth subject to section 106 obligation and further discussions as recommendations A, B, & C.
28	H13/0935/94 E J & I Hooper	DMG	Refused as recommended.
30	H06/0950/94 DGM Properties	JB	Grant as recommended.
32	H05/0951/94 Mr & Mrs Ould	DMG	Refused as recommended.
33	H06/0952/94 DGM Properties	JB	Grant as recommended.
36	H06/0953/94 Mr & Mrs Baker	DMG	Grant as recommended. Amend condition 6 to ensure that hedge is maintained at a height of not less than the roof height of the portacabin.
39	H16/0954/94 Mr & Mrs Paul	PJU	Grant as recommended.
40	H13/0965/94 G Smith	DMG	Grant as recommended. Amend application number in note to read "H13/0809/89"
42	H14/0977/94 Mr H Boyall	PJU	Deferred for site visit. Will require permission to enter both applicants and objectors property.

44	H04/0990/94 PJU Dray Building Ltd	Deferred. Require amended plans to show access to rear gardens and security lighting for car park.
47	H09/0994/94 DMG Mr & Mrs Blake	Refused as recommended. No Parish Council comments on agenda although file shows comments received on 18th Nov 94.
49	H16/0998/94 DMG Mrs P Hudson	DPBCS Auth subject to section 106 obligation as recommended. Amend date block to read location as "Locksmill Farm"
51	H19/1005/94 DMG Mr J Whitwell	DPBCS Auth as recommended. NRM to produce report on issues of abandonment.
53	H02/1008/94 PJU Mr & Mrs Ord	Grant as recommended.
54	H05/1036/94 JB Dr & Mrs Breese	Deferred for site visit.
58	H16/1040/94 DJR H16/1041/94 Spalding Insurance Services	Refused as recommended. Refused as recommended.
60	H07/1043/94 DMG Ashwood Homes	Grant as recommended.
61	H02/0991/94 PJU Welland Holiday Hire	Grant as recommended. Cllr Alcock pointed out that he was a Director of the company and not the Owner.

Date: 7th Dec 94

Signed: .....

N Midlen
Principal Planning Officer

749. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H03/0794/94 Turners Turkeys	Two turkey rearing units on land at East Road, South Drove, Deeping St Nicholas.

(Councillor B A Paul declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H06/0952/94 D G M Properties Ltd	Four dwellings, barn conversion and two new accesses off Blazegate, Gedney.
H06/0953/94 Mr & Mrs J Baker	Change of use to residential and training and resource centre at Potters End Cottage, Lowgate, Gedney.

(Subject to condition 6 being amended to require the hedging on the northern, western and southern boundaries of the site to be retained at least to the height of the portacabins.)

(Members were advised that late observations had been received from the applicant relating to the above application.)

H16/0954/94 Mr & Mrs H Paul	Two storey extension at 44 South Parade, Spalding.
H02/1008/94 Mr & Mrs Ord	Extension at 7 Wiche Avenue, Crowland
H07/1043/94 Ashwood Homes	Garage store adjacent to Cross Keys Public House, Hillgate, Gedney Hill.
H02/0991/94 Welland Holiday Hire & Sales	Restaurant and sales office at Postland Road, Crowland.

(Councillor B Alcock declared an interest in the above application, and left the Council Chamber during consideration thereof. Councillor T Bray took the Chair during consideration of the application.)

(Councillor B A Paul left the meeting following consideration of the above application.)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/0902/94 Wrights of Holbeach Ltd	Change of use to second hand car display and sales to frontage of Park Hall Store, Park Road, Holbeach.

APPLICATION REFERENCE: H06/0953/94 DATE RECEIVED: 12-OCT-94

TYPE: Full

DESCRIPTION: Change of use to residential and training and resource centre

LOCATION: Potters End Cottage, Lowgate, Gedney

APPLICANT: Mr & Mrs J Baker AGENT: Messrs Poddingtons

REASON FOR COMMITTEE CONSIDERATION

Objection to the proposed development.

RECOMMENDATION

Grant temporary permission.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 6 DEC 1994

COMMENTS

1 The use, which has been in existence since July of this year, relates to four portakabins located in the front garden of the property. The property is semi-detached.

2 Because of high hedging around the frontage of the site, the portakabins are not readily open to public view. Nor is the associated parking, which comprises the gravelled area adjacent to the portakabins.

3 Details of the use are given below in the applicants' representations.

4 Although the site is in a residential area, it is not considered the use is incompatible. It is low key and so far, over the period of its operation, there have been no complaints received. As most of the clientele are incapable of driving themselves to the site (transport is available) there is less private vehicular traffic than one would expect with such a use.

5 The applicant has expressed his willingness to accept a temporary permission and with a condition relating to noise levels, adequate control can be exercised to ensure the continued neighbourliness of the development.

REPRESENTATIONS

Parish Council: Concerned that there is a business use in a residential area and that portakabins are sited in front garden.

Environmental Services: No objection.

Applicant:

Summarised:

- We are a new Resource Centre designed to meet a clearly defined need within the community as a private sector provider. This need encompasses training and employment skills and attempts to create 'on the job' training, which will enable people with learning difficulties to gain the value and respect which employment brings. The centre is funded 100% by Lincolnshire County Council Social Services and employs 2 people locally.
- Cottage Crafts has been set up to be run as if it were a Company in the market place, but without the pressure or constraints which the need for profitability bring. We will, however, be product based with a arrange of items produced within the Centre and the profits from these sales will be shared among the trainees.
- We aim to offer these opportunities to people who at present attend Social Education Centres, and Employment Resource Centres.
- Products produced within the Centre and skills fostered:
  * Tapestry
  * Jewelry
  * Silk and dried flowers, flower pressing
  * Woven fabric products, including rugs
  * Brand named Pottery
  * Horticultural Products
  * Office and Business Skills (Computers)
  * Furniture restoration
  * Art and design in wood

SCHEDULE OF CONDITIONS

1 SCA At the expiration of 3 years from the date of this permission, the land shall cease to be used for the purpose permitted and the portakabins shall be removed from the site.
Reason: To ensure that the Local Planning Authority is in a position to review the situation and determine whether, in the interests of protecting the amenities of neighbouring residential properties, a further period of permission can be granted.

2 SCB This permission shall not authorise the use of the dwelling on the site for tuition purposes in connection with the use hereby approved.
Reason: To defined the terms of the permission and in the interests of the amenities of neighbouring residential properties.

3 SCC The gravelled area of parking adjacent to the portakabins shall be available at all times during the hours of 9 am to 3 pm Mondays to Saturdays for the parking of cars of those using the Training and Resource Centre.
Reason: In the interests of highway safety.

4 SCD The hours of operation of the Training and Resource Centre shall be 9 am to 3 pm Mondays to Saturdays.
Reason: In the interests of residential amenity.

5 SCE During the hours of operation of the Training and Resource Centre the noise level shall not exceed 45 db expressed as one 15 minute LAC qt as measured on the boundaries of the site.
Reason: In the interests of residential amenity.

6 SCF The hedging on the northern, western and southern boundaries of the site shall not be removed.
Reason: In the interests of visual amenity.

amended
look on sheet

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0953/94 Received:12-OCT-94 Type:FULL

Name: Mr & Mrs J Baker
Potters End Cottage
Lowgate
Gedney
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Change of use to residential and training and resource centre
Location : Potters End Cottage Lowgate Gedney Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 At the expiration of 3 years from the date of this permission, the land shall cease to be used for the purpose permitted and the portakabins shall be removed from the site.

Reason: To ensure that the Local Planning Authority is in a position to review the situation and determine whether, in the interests of protecting the amenities of neighbouring residential properties, a further period of permission can be granted.

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Reason: In the interests of visual amenity.

08-DEC-94 AD check.....

Authorised to issue (inc Delegation).....